

HIGHLIGHTS OF SAMPLE BASELINE AND ROUTINE INSPECTION SEPTIC SYSTEM MANAGEMENT ORDINANCE

1. For construction of new structures, required state permits and certificates are indicated and several standards that are more up-to-date than state regulations are included, such as:
 - a. Number of bedrooms is defined to keep systems from being undersized;
 - b. Setback to surface water is based on OCRM critical line instead of mean high water;
 - c. Septic tanks must have two-compartments and access manholes.
2. A very thorough baseline inspection, for which tank pumping is automatic, will be required for sale of property, building renovations, and change in occupancy (e.g., long-term residential to short-term rental). In addition, for renovations and change in occupancy a permit from DHEC will be required to see if the system can handle the additional waste load.
3. Operation and maintenance standards are spelled out for City/Town/County/County and property owners. These include:
 - a. City/Town/County – one maintenance inspection reminder notice, list of approved inspectors; ordinance database; random site visits during inspections and repairs; respond to complaints;
 - b. Owners – operate and maintain system as designed; provide system information to City/Town/County and inspector; keep system accessible for inspection and protected from vehicular traffic.
4. All other properties (not being sold, renovated, or changed in occupancy) will be required to have a routine maintenance inspection every 5 years. If inspector recommends pumping of tank, owner arranges for pumping and submits receipt.
5. Procedures and timelines for doing minor repairs and failure evaluation and repairs are laid out.
6. Conditions for having routine inspection schedule (every 5 years) reduced or increased is laid out.
7. The City/Town/County is responsible for maintaining records and for making sure the public is educated about the ordinance.
8. Financing of the ordinance and the possibility of a loan program is discussed in terms of the Town responsibility for coming up with a budget and the means for paying for it.
9. Standard City/Town/County enforcement and penalty language is referenced.